



## TOP TIPS TO SECURE A TENANT

Prospective tenants have a vast array of differing wants, needs and expectations. Statistics show the majority of potential tenants are people who are middle aged or younger and are not interested in mansions with top of the range fittings and sky high weekly rents. There are a few key areas that tenants take into consideration when seeking rental accommodation.

### LOCATION, LOCATION, LOCATION

The location of a property is the tenant's top priority. Proximity to work places, schools, family, public transport and local amenities form the basis for this priority. Properties located on busy roads tend to take a little longer to rent due to noise and particularly if there is not enough off-street parking.

### BEDROOM BEHAVIOUR

The number of bedrooms in a property is a close second to location. This is important for tenants sharing the costs of living and also to families with children. The size of the bedrooms can also play a role in how attractive the property is.

### WHEN THE HEAT IS ON

With our diverse seasons, the first question asked by most prospective tenants is "Does the property have heating and/or cooling facilities?" A property that has air conditioning, particularly ducted throughout the whole home, will rent more easily than one without this feature. Comfort and wellbeing to make the property attractive.

### LEISURELY LIVING

Living areas, and their location in the home, play another important factor when tenants are deciding on the suitability of a property. Families with small children prefer two living areas to allow separation of adults and children. With shared homes, it is more desirable to have living areas located away from each other to ensure noise doesn't become an issue.

### BATHROOM BASICS

The number of bathrooms in a property is perhaps not as important as the aspects mentioned above, however will still affect a property's desirability. While families with children prefer a bath, this feature is not so important to singles. It is also desirable to have plenty of cupboard and bench space in place, particularly if the prospective tenants are female.

### THE GREAT OUTDOORS

With our love of outdoor entertaining, courtyards and rear yards are important to most tenants. A pleasant outdoor area can be a high priority for some tenants. Low maintenance gardens are also a high priority for today's busy executives who are, without exception, time poor.



Once you have a good tenant it is even more important to look after them to ensure longevity of the tenancy and, in return, a higher revenue on the property.

*Article excerpt from 'Leased' Magazine for property management.*

*relax . celebrate . enjoy*



## ALFRESCO AREAS ATTRACTIVE TO TENANTS

Few people can resist the allure of a sizzling barbeque, fresh salads and cold drinks at the end of a long hot day during Western Australia's summer months, and the way we go about this has become more sophisticated in recent years.

Increasingly, people are taking advantage of our generous weather and balmy nights outside of their homes on patios, decks and courtyards. Quality alfresco areas are now highly sought after and available in all manner of style and prices.

Real estate agents can attest that an appealing outdoor area has become a strong selling or leasing feature which for some buyers is as equally important to them as the interior.

The ideal is to create a liveable and comfortable outdoor space. Important factors to keep in mind include protection from glare and direct sun, shelter from the wind, adequate space for chairs and a table and a preparation and serving area for food and drink.

The impact of a functional alfresco area in a home should not be underestimated. This is evidenced by the number of homes for sale which are promoted almost solely around this basis, and often the photo which catches the eye of the buyer will be the smart presentation of a home's outdoor living and relaxing area.



## *Congratulations*

We would also like to take this opportunity to congratulate one of Northside's Property Managers Rebecca Lyon on the birth of a healthy baby boy.

Griffin Michael Lyon, born Saturday 16th of October at 8.44am weighing in at 9 pound 3 ounces.



## Northside Home Loans

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### Disclaimer

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